

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning - Rajahmundry Municipal Corporation - Certain variation in the Master Plan - Change of land use from Industrial use to Residential use in Sy.No.184/Part & 191/Part, Lalacheruvu, Rajahmundry to an extent of Ac.2058 cents and to delete 60 feet wide proposed Master Plan road - Draft Variation - Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No: 581

Dated:29-12-2011

Read the following:-

- 1) GO.Ms.No.465, MA dated 28-10-1975.
- 2) From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4907/2005/R, dated:06-09-2005.
- 3) Govt. Memo No.20868/H1/2005-1, dt:25-07-2006
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.435, Part-I, dt:27-07-2006.
- 5) The Commissioner, Rajahmundry Municipal Corporation Lr.No.10601/2003-G1, dated:07-06-2009.
- 6) Govt. Memo No.4907/2004/R, dated:22-06-2011
- 7) From the Director of Town & Country Planning, Hyderabad, Letter Roc.No:4907/204/R, dated:22-08-2011

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ORDER :-

The draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.465 MA., dated:28-10-1975 was issued in Government Memo. No.20868/H1/2005-1, Municipal Administration & Urban Development Department, dated:25-07-2006 and published in the Extraordinary issue of A.P. Gazette No.435, Part-I, dt:27-07-2006. No objections and suggestions have been received from the public within the stipulated period. The Commissioner Rajahmundry Municipal Corporation in his letter dt:07-01-2009 has informed that the applicant has paid an amount of Rs.3,33,232/- (Rupees three lakhs thirty three thousand two hundred and thirty two only) towards development charges as per G.O.Ms.No.158 MA., dated 22-03-1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To
The Commissioner of Printing, Hyderabad.
The Director of town & Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Municipal Commissioner, Rajahmundry, East Godavari District.

Copy to:

The individual through Municipal Commissioner, Rajahmundry.
The District Collector, East District.
SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER.

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Rajahmundry Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.435, Part-I, dt:27-07-2006 as required by clause (b) of the said section.

VARIATION

The site in Sy.No.184/Part and 191/Part, Lalacheruvu, Rajahmundry to an extent of Ac.20.58 cents, the boundaries of which are as shown in the schedule hereto and which is earmarked for Industrial use in the General Town Planning Scheme (Master Plan) of Rajahmundry town sanctioned in GO.Ms.No.465, MA dated:28-10-1975 is designated for Residential use zone and also delete 60 feet wide proposed Master Plan Road by variation of change of land use as marked "ABCDEFGH&I" & "X-X" as shown in the revised part proposed land use map bearing GTP No.22/2006/R which is available in Municipal Office, Rajahmundry Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout/ development permission from Director of Town & country Planning/ competent authority as the case may be.
7. The applicant shall handover the land affected to a depth of 20 feet wide to an extent of 1542.76 Sq.Mtrs for widening of the existing 40 feet wide road on southern side to be widened to 80 feet as per the sanctioned Master Plan of Rajahmundry Town to the Municipal Corporation, Rajahmundry at a free of cost through a registered gift deed.
8. The applicant shall not commence any development activity in the site, under reference without obtaining the required prior permission from the competent authority.
9. The applicant shall provide a buffer zone of 100 feet green belt towards the existing spinning mill side.

SCHEDULE OF BOUNDARIES

North	:	Spinning Mill and existing 33 feet wide road. (Industrial area as per Master plan)
East	:	RCC Building and plots (Industrial area as per Master Plan)
South	:	Existing 40 feet wide road (proposed 80 feet wide road as per Master Plan)
West	:	APCO and TRANSCO Buildings and proposed 60 feet wide Master Plan Road.

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SECTION OFFICER